



COMMERCIAL REALTY SOLUTIONS

For Sale
Office Building



MONTICELLO Office Building

Building: 1,140/sf

731 Broadway St E, Monticello, MN 55362

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PROPERTY LOCATION

- * Located North of I-94
- * Great Location on Broadway
- * Quick Easy Access to I-94
- * High Traffic Count
- * East of Hwy 25
- * Businesses in the Area:
 Monticello Centra Care Hospital, Monticello Middle School,
 Liberty Bank, Von Hanson's, Target, Home Depot,
 Team Chiropractic & Wellness Center and more...

TRAFFIC COUNTS - 2023

- * I-94 - 57,740 VPD
- * Broadway St E - 12,819 VPD



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PROPERTY OVERVIEW

Sales Price

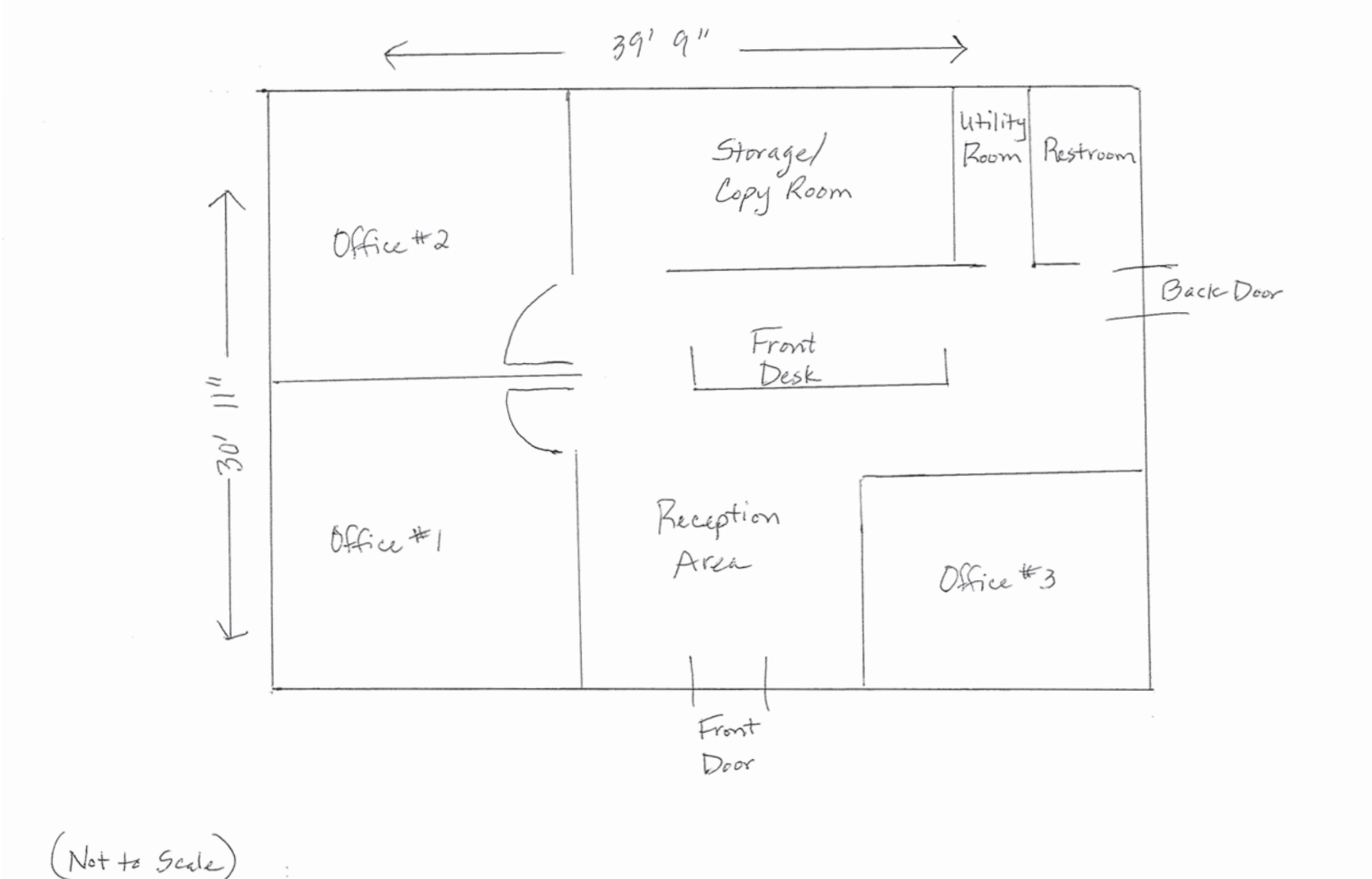
\$310,000.00

Building Size	1,140/sf
Current Tenant	American Family Insurance
Parcel	.25 Acres
Wright County	PID 155-015-001132
2024 Taxes	\$4,390.00
Zoned	B-2 Business District
Tenant	Single-Tenant Building



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FLOOR PLAN



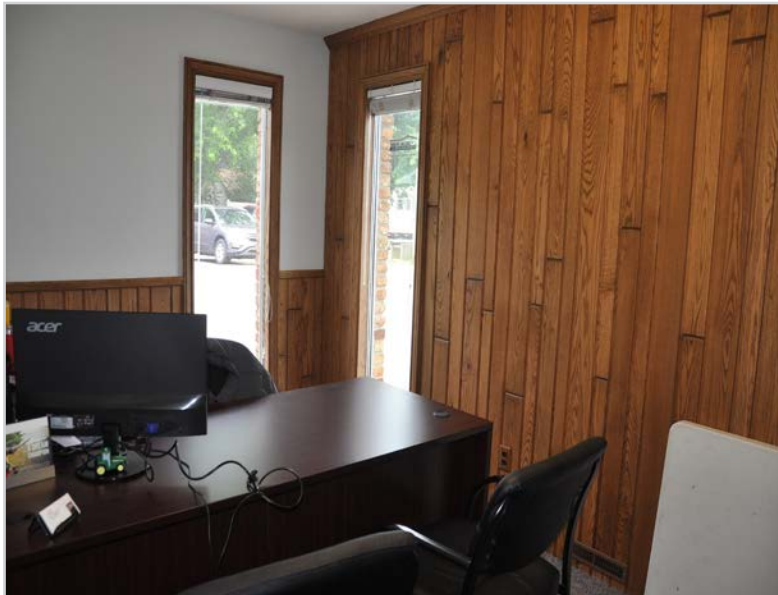
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INTERIOR



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INTERIOR



PROPERTY INFORMATION

- * Currently an Insurance Office
- * 3 Private Offices
- * Front and Rear Entrances
- * Central Heat & Air Conditioning
- * Great Sign Visibility
- * Ability to Expand Building by 600/sf

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EXTERIOR



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